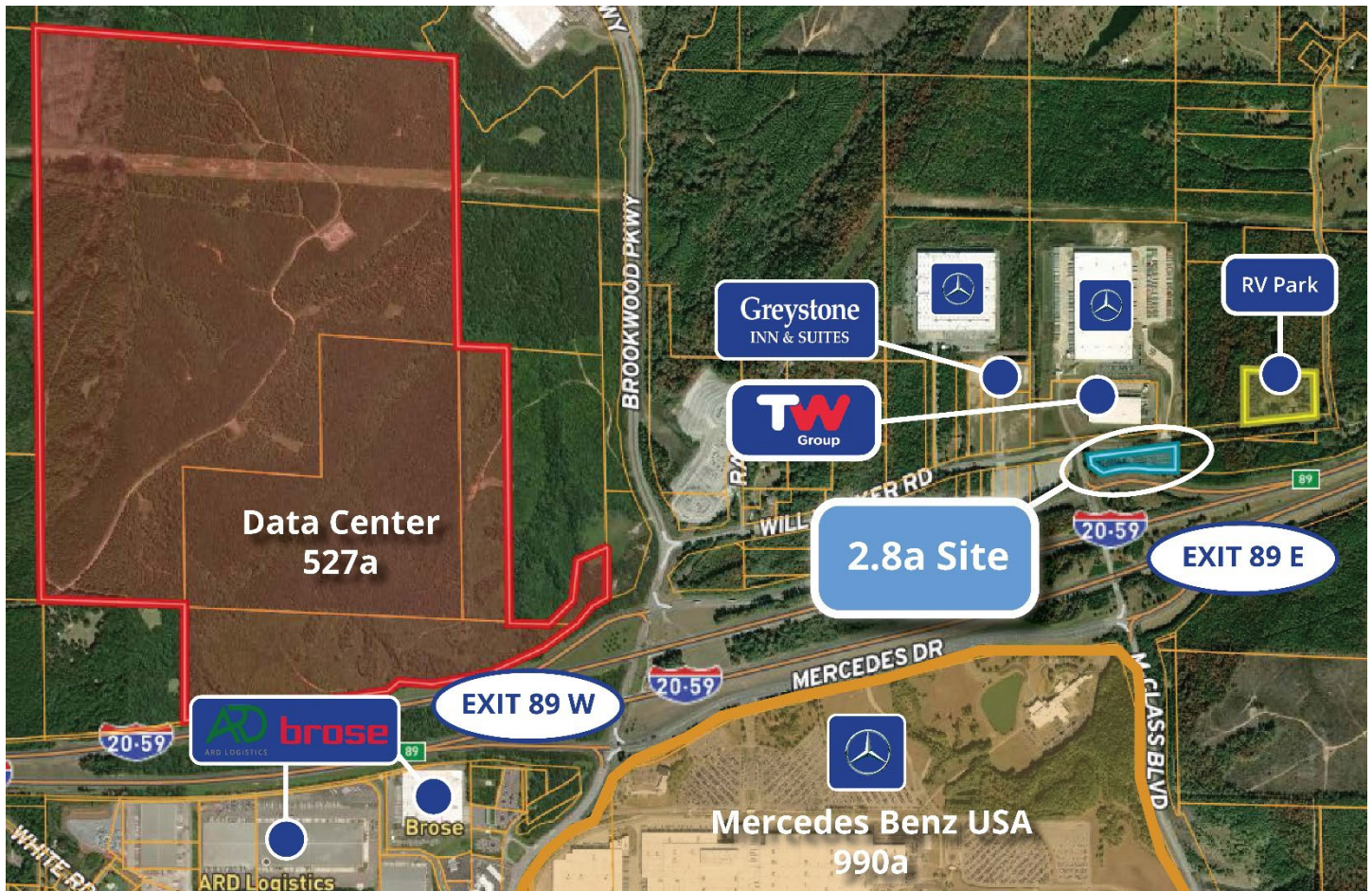


# Off-Ramp Interchange Corner Mercedes Exit 89+ (I-20/59) Vance, AL 2.83 acres (subdivision considered)



**FOR ADDITIONAL INFORMATION CONTACT:**

Jack Peterson  
Colliers-Alabama  
(205) 401-010  
[Jack.peterson@colliers.com](mailto:Jack.peterson@colliers.com)

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## HIGHLIGHTS

- ❖ Fronts on interstate off-ramp, first corner at exit 89 I-20/59W.
- ❖ **Mercedes-Benz has announced a \$4 billion investment** in its 99-acre Vance manufacturing campus through 2030, reinforcing its commitment to U.S. manufacturing. This expansion will modernize production and support new electric vehicle models, including the GLC SUV.
- ❖ **NEW DATA CENTER** (527 acres) and **RV Park** (72 parks) just started construction on Will Walker Rd. either side of Site. (This will support the Mercedes-Benz expansion among other things.)
- ❖ I-20/59 westbound at exit: 29,830 (2025) AADT) next city is Tuscaloosa (20 miles) *This is the only westbound exit for I-20/59 job commuters, vendors and visitors to Mercedes USA, assorted adjacent suppliers and other businesses, and the **new data center and RV park.***
- ❖ **Greystone Inn (65 rooms) on Will Walker Rd** immediately west of site and is the *only hotel at this interchange.*
- ❖ **Huge interstate and local demand** – 13K+ employment at interchange, intermediate & high school and the town of Vance and Brookwood are minutes away.
- ❖ **Great co-location opportunity!** *Seller will consider subdivision.*



### OFFERING TERMS:

- Price: \$2,225,000 (= \$18 psf)
- Land Area: 2.83 acres (123,632 sf) *Seller will consider subdivision; Price adjusted for size.*
- Carveout: Easement for Billboard at easternmost corner for billboard (application pending), will not affect development or use of SITE, may be included in purchase price +\$250,000.
- Condition: As-Is (Water across the street; sewer avail. on north side of Will Walker Will Walker Rd.)
- Trees: ALDOT indicates they will “allow limited thinning of trees” subject to plan review

**ADDRESS:** 11203 Will Walker Road, City of Vance, Tuscaloosa County, AL  
Parcel ID: #63 28 05 22 0 000 030.000

**UTILITIES AND SERVICES**

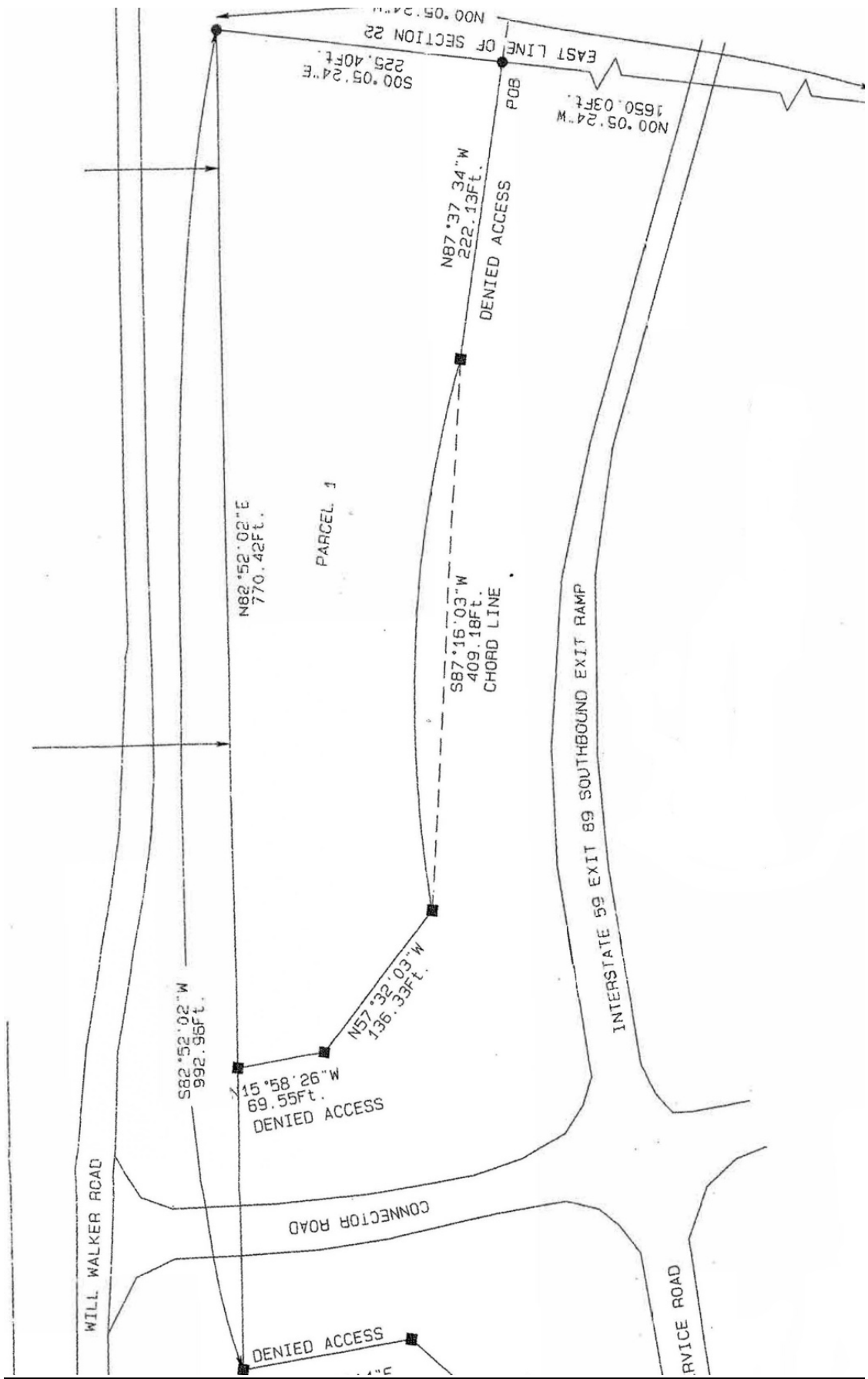
- Municipal Sanitary Sewer: Town of Vance.
- Fire, Police and Rescue: Town of Vance.
- Water: Citizens Water Services (205-556-2224) has an 8" main located across the intersection at the NW corner of Will Walker Rd.

**ZONING:** B-1 Community Business District

**SITE IMPROVEMENTS:**

- 75% of site has been graded to street level.
- A billboard has preliminary approval for the eastern corner of the site along I-20/59. The application is pending final approval. The Billboard will be located on an easement inside the Site and is excluded from the site.
- Trees: Per ALDOT's "thinning of the trees" policy, trees and vegetation along perimeter may be thinned subject to ALDOT approval.
- ALDOT and Tuscaloosa County just installed a traffic signal at the end of the off-ramp frontage of the site and added a turn lane along the west side of site. Underground storm drainage has also been installed.





## VISIBILITY AND SIGNAGE

Site fronts directly interchange off-ramp - excellent brand visibility and store visibility on off-ramp. Exit 89 is marked with ALDOT blue ALDOT services (gas, food, lodging) signage *The Town of Vance has approved a billboard for the Site.* (Billboard easement excluded from sale, will not affect signage of user.)



## INTERCHANGE TRAFFIC(2025):

- 59,649 AADT **both directions**, immediately before the exit ramp.
- 29,860 AADT **westbound** just before Exit
- Directional volume is 50/50 each direction.
  - Vehicle type: 74% non-truck
  - Peak day AM: Wednesday PM: Friday
  - Peak Hour: M-F 7:00 AM  
M-F 5:00 PM

## CITY INCENTIVES (from City of Vance website <https://townofvance.weebly.com/for-commercial-developers.html> )

- Water-Citizens Water Service - Financial assistance for water line extensions will be examined on a case-by-case basis.
- Sewer-. For a limited time, the Town may waive impact fees and connection fees for new commercial development on a case-by-case basis.
- Ad valorem Taxes-The Town of Vance has no municipal Ad Valorem taxes.

<u>Sales Tax</u>	3%	Town of Vance	3%
	4%	State of Alabama	
	3%	<u>Tuscaloosa County</u>	
	9%	Total	

In some cases, the sales tax can be waived during the construction of the development. This would be considered as law would allow.

- Grants-The Town of Vance Industrial Development Board will assist in the pursuit of all appropriate grants from the Federal and State Governments on behalf of the interested developers.

#### **EMPLOYMENT:**

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**Existing:** Exit 89 is the primary interstate access point to 35 major manufacturing, logistics and resource commodity jobs. Of these:

- Mercedes-Benz employs 5,800 people on its manufacturing campus.
- 12,072 employed inside a 3-mile radius of the SITE.
- 13,635 employed inside a 10-mile radius of the SITE.

**New jobs:** Employment in Vance grew by 15.6% between 2022 and 2023.

A November 2024 announcement MB will spend \$16.3 million to create its own logistics facility at the former Bose logistics facility. Opening is expected April 2026 when **80 new job hires** are expected.

Mercedes-Benz announced in May 2025 that it is embarking on a \$4 billion expansion of its Vance, Alabama plant to produce a new SUV in the GLE and GLS segments, which include models like the GLE, GLS, GLE Coupe, and Mercedes-Maybach GLS SUVs\*. The impact will also be felt among the dozens of suppliers surrounding Mercedes' 990-acre manufacturing facility.

*\*No published information on new jobs (but permanent jobs now being solicited with starting pay \$26,50 /hr), and lots of construction jobs have already started.*

### **ADDITIONAL INFORMATION AVAILABLE UPON REQUEST**

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